



Belmont Street
Overtown, Wishaw, ML2 0QU

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Belmont Street
Overtown
ML2 0QU

**Semi-detached
Bungalow**

**2 Bedrooms
1 Reception
1 Bathroom**



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KEY FEATURES

- Semi-detached bungalow
- Living accommodation all on the ground level
- Front facing lounge with carpeted flooring and feature fireplace
- Dining kitchen with oak coloured wall and floor units
- 2 double bedrooms
- Partially tiled shower room
- Mature and enclosed gardens to front and rear; 2-3 car driveway to the side leading to a wooden garage
- Cul-de-sac location with an open outlook across farmland and the Clyde Valley to the rear
- Close to local amenities and schools. Easy access to the M74 motorway
- COUNCIL TAX BAND :A - EPC RATING: D



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Belmont Street, Overtown, ML2 0QU

Move On are delighted to present to the market this 2 bedroom, semi-detached bungalow in Overtown, Wishaw - Belmont Street.

This charming home has living accommodation all on the ground level, which includes: A front facing lounge with carpeted flooring and a feature fireplace; good sized dining-kitchen with light oak coloured wall and floor units with tiled splashback; 2 double bedrooms; and a partially tiled shower room. There is gas central heating and double glazing.

Externally, there are mature and enclosed gardens to the front and rear with lawn areas, shrubs, bushes and trees; and to the side is a 2-3 car driveway leading to a wooden garage

Belmont Street is located at the end of a cul-de-sac, just off Castlehill Road, in the village of Overtown, Wishaw on the outskirts of the Clyde Valley. There are a range of schools, public transport links and local amenities nearby for day to day shopping with a larger selection of retail and leisure facilities in the nearby Wishaw town centre including major supermarkets, Sports centre, Golf clubs and mix of major brand retailers and independent shops. For those commuting by car, the M74 and M8 are within easy reach. Nearby towns include Motherwell, Hamilton, Carluke, Larkhall and Lanark.

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ROOM MEASUREMENTS

Lounge: 4.30m (14' 1") x 4.10m (13' 5")

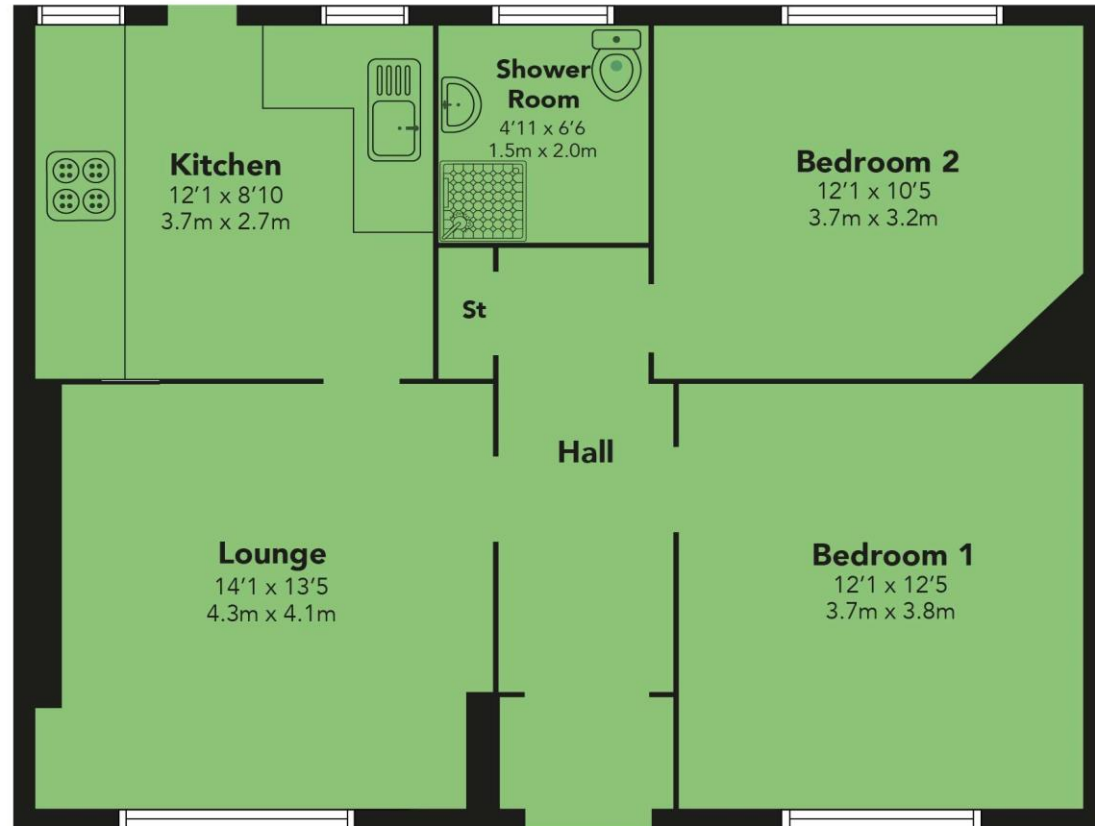
Kitchen: 3.70m (12' 2") x 2.70m (8' 10")

Bedroom 1: 3.80m (12' 6") x 3.70m (12' 2")

Bedroom 2: 3.70m (12' 2") x 3.20m (10' 6")

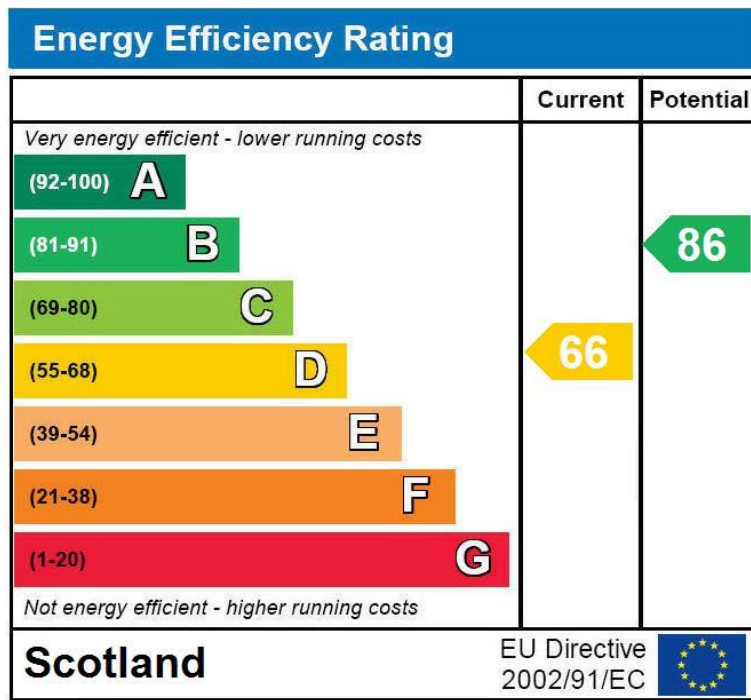
Shower Room: 2.00m (6' 7") x 1.50m (4' 11")

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Floorplans are indicative only - not to scale

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

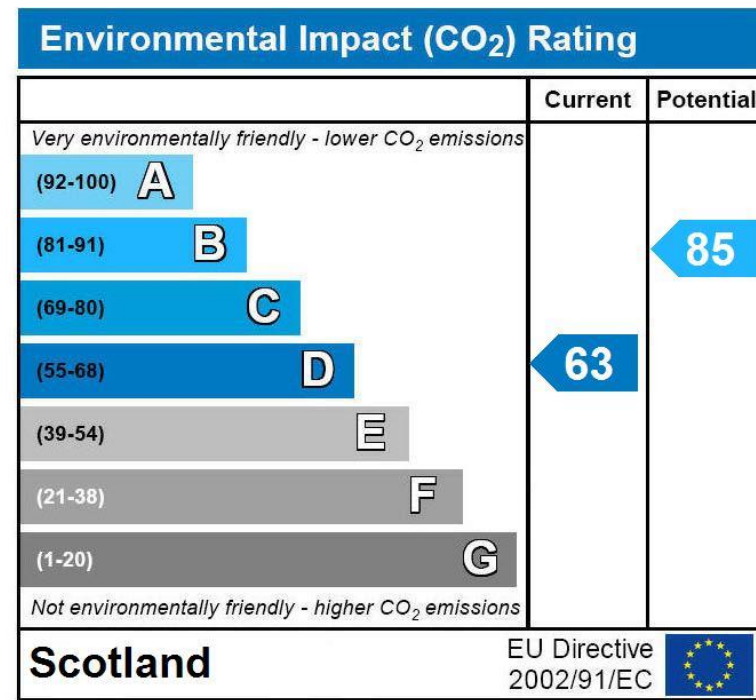


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (66)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (63)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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